



REZONING

9-G-25-RZ



From: A (Agricultural)

To: RA (Low Density Residential)

Petitioner: Nathanael Parsons

Map No: 91

Jurisdiction: County



Original Print Date: 8/1/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Subdivision ☐ Concept Plan* ☐ Final Plat**Zoning** ☒ Rezoning ☐ Plan Amendment***Development** ☒ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.

Nathanael Parsons

Superintendent

Applicant Name

Affiliation

07/08/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Nathanael Parsons

Real Estate Academic Program LLC

Name

Company

510 Golden Rose Dr

Maryville

TN

37803

Address

City

State

ZIP

865-964-5622

Phone

Email

Current Property Info

Real Estate Academic Program LLC

510 Golden Rose Dr

228-493-3808

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2514 Bakertown Rd

091 290

Property Address

Parcel ID

KUB

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use **3 Single Family Cottages**Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Subdivision Request

Bakertown Cottages		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	3
		Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" type="checkbox"/> No		

Zoning Request

RA	4	PENDING PLAT FILE NUMBER
<input checked="" type="checkbox"/> Zoning Change	Proposed Zoning Proposed Density (units/acre, for PR zone only)	
<input checked="" type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change		
Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

Authorization

☐ **I declare under penalty of perjury** the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent

Nathanael Parsons	Digitally signed by Nathanael Parsons Date: 2025.07.08 14:54:23 -04'00'	Nathanael Parsons - Superintendent	7/8/2025
Applicant Signature		Print Name / Affiliation	Date
8659645622			
Phone Number		Email	
Real Estate Academic Program	Digitally signed by Real Estate Academic Program Date: 2025.07.08 14:56:12 -04'00'	Real Estate Academic Program	
Property Owner Signature		Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

08/29/2025

09/11/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting

Real Estate
Academic Program

Digitally signed by Real Estate
Academic Program
Date: 2025.07.11 13:16:07 -04'00'

Nathanael Parsons

7/11/2025

Applicant Signature

Applicant Name

Date